

MACOMB TOWNSHIP PLANNING COMMISSION  
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING  
HELD TUESDAY, JANUARY 6, 2004

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
54111 BROUGHTON ROAD  
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN  
MICHAEL D. KOEHS, SECRETARY  
MEMBERS: DEAN AUSILIO  
ROGER KRZEMINSKI  
KENNETH MEERSCHAERT, SR.  
JOA PENZIEN  
ARNOLD THOEL

ABSENT: None.

ALSO PRESENT: Jerome R. Schmeiser, Community Planning Consultant  
Colleen O'Connor, Township Attorney  
(Additional attendance on file with Clerk)

Call Meeting to Order.

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

1. Roll Call.

Clerk KOEHS called the Roll. All members present.

*Addition:*

1A. Election of Officers 2004

Chairman GALLAGHER recommended that the Planning Commission Officers remain as follows: GALLAGHER as Chairman, MEERSCHAERT as Co-Chairman, KOEHS as Secretary and AUSILIO, KRZEMINSKI, and THOEL as Members of the Planning Commission Board.

**MOTION by THOEL seconded by PENZIEN to re-elect the 2004 Officers as follows: GALLAGHER as Chairman, MEERSCHAERT as Co-Chairman, KOEHS as Secretary and AUSILIO, KRZEMINSKI, and THOEL as Members of the Planning Commission Board.**

**MOTION carried.**

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2. Approval of Agenda Items. (*With any corrections*)

**MOTION by AUSILIO seconded by KRZEMINSKI to approve the agenda as amended.**

**MOTION carried.**

3. Approval of the December 16, 2003 previous Meeting Minutes.

**MOTION by THOEL seconded by KRZEMINSKI to approve the previous meeting minutes of December 16, 2003.**

**MOTION carried.**

AGENDA ITEMS:

4. Tentative Preliminary Plat; Gateway Village Estates; Located on the east side of Hayes Road approximately ¼ mile north of 24 Mile Road; Sal-Mar of Gateway Village Estates, Petitioner. Permanent Parcel No. 08-07-300-014.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Public Portion: Mr. Avery, an adjacent property owner, addressed his concerns regarding the relocation of the Eckert Drain and held further discussion with Mr. Maniccia concerning the trees affected by the relocation of the drain.

Petitioner Present: Thomas Treppa and Pete Maniccia.

**MOTION by AUSILIO seconded by MEERSCHAERT to forward the recommendation to the Township Board of Trustees to approve the Tentative Preliminary Plat; Gateway Village Estates; Parcel No. 08-07-300-014. This motion is based upon the Planning Consultants recommendations as follows:**

1. **The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations:**
  - a. **Macomb County Road Commission**
  - b. **Office of Public Works Commission of Macomb County**
  - c. **Macomb County Health Department**
  - d. **Macomb County Planning Commission**
  - e. **Michigan Department of Environmental Quality**

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- f. All public utility companies affected**
  - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
- 2. That the Township Engineer approves all engineering plans for the computed plat.**
- 3. That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
- 4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.**
- 5. That all lots within the Tentative Preliminary Plat meet the requirements of the Township Zoning Ordinance.**
- 6. Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility for the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**
- 7. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
- 8. That a bond in the amount to be determined by the Township Engineer based upon estimates submitted by the landscape architect for the proprietor be posted assuring the development of the "landscape easement". The "landscape easement" is that area to be located on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping." The bond must be posted with the Macomb Township Treasurer prior to the acceptance of the application for Final Preliminary Plat.**
- 9. That the Tentative Preliminary approval expires one year from the date of the Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this**

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**approval. Please make note of the above date. Any application for extension must be received by this office prior to the expiration date.**

- 10. All street names be cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits two (2) copies of the plat to the Supervisor's Office for addressing. Addressing will be assigned after Final Preliminary Plat approval by the Township Board.**
- 11. That the petitioner submits two (2) copies of the restrictive covenants that will be recorded with the plat. Said covenants must include an article for the perpetual maintenance of all limited common areas that may include regulated wetlands, landscape areas and floodplains. The covenants must be submitted with the application for Final Preliminary Plat.**
- 12. That the "20' common area for landscaping purposes" be developed in accordance with the provisions of the Land Division Act of Macomb Township. A plan for the area must be prepared by a registered landscape architect and include a layout of plants proposed for the area, an irrigation system including sprinklers, mulching materials for planting beds and details for the installation of all features of the plan. Also be included is a cost estimate for the development of the area. Said cost list to be prepared by the registered landscape architect who prepared the plan.**

**If a 'phasing plan' has not been submitted it is assumed that this subdivision will be developed in one phase. Please be advised that any revisions to the phasing plan for this plat must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Tentative Preliminary Plat as a Revised Tentative Preliminary Plat.**

**MOTION carried.**

- 5. Tentative Preliminary Plat; Lone Star Estates; Located on the west side of Card Road, 686 feet north of 22 Mile Road; Polson Land Development, Petitioner. Permanent Parcel No. 08-22-400-016.**

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Public Portion: None.

Petitioner Present: Jim Grosser of Polson Land Development

**MOTION by KOEHS seconded by KRZEMINSKI to forward the recommendation to the Township Board of Trustees to approve the Tentative Preliminary Plat; Lone**

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**Star Estates. Parcel No. 08-22-400-016. This motion is based upon the Planning Consultants recommendations as follows:**

- 1. That the petitioner submits evidence to the satisfaction of the Township Engineer that required approval have been secured from the following agencies in compliance with the Sections 17-87 to 17-90 of Chapter 17 of the Macomb Township Code of Ordinances, Land Division Regulations:**
  - a. Macomb County Road Commission**
  - b. Office of Public Works Commission of Macomb County**
  - c. Macomb County Health Department**
  - d. Macomb County Planning Commission**
  - e. Michigan Department of Environmental Quality**
  - f. All public utility companies affected**
  - g. That a by-pass lane(s) be developed in the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
- 2. The Township Engineer approves all engineering plans for the computed plat.**
- 3. That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
- 4. Further that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.**
- 5. That all lots within the Tentative Preliminary Plat meet the requirements of the Township Zoning Ordinance.**
- 6. Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect that lower amendment on the flood plain map prior to the issuance of any building permits.**
- 7. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**

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8. That a bond in the amount to be determined by the Township Engineer based upon estimates submitted by the landscape architect for the proprietor be posted assuring the development of the "landscape easement" is that area to be labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping." The bond must be posted with the Macomb Township Treasurer prior to the acceptance of the application for Final Preliminary Plat.
9. That the tentative preliminary plat approval expires one year from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Any application for extension must be received by this office prior to the expiration date.
10. All street names be cleared by the Township Supervisor for the purposes of continuity prior to the preparation of the final plat. That the petitioner submits two (2) copies of the plat to the Supervisors office for addressing. Addresses will be assigned after Final Preliminary Plat approval by the Township Board.
11. That the petitioner submits two (2) copies of the restrictive covenants that will be recorded with the plat. Said covenants must include an article to provide for the perpetual maintenance of all limited common areas that may include regulated wetlands, landscape areas and floodplains. The covenants must be submitted with the application for Final Preliminary Plat.
12. That the "20' common area for landscaping purposes" be developed in accordance with the provisions of the Land Division Act of Macomb Township. A plan for the area must be prepared by a registered landscape architect and include a layout of plants proposed for the area, an irrigation system including sprinklers, mulching materials for planting beds and details for the installation of all features of the plan. Also to be included is a cost estimate for the development of the area. Said cost list to be prepared by the registered landscape architect who prepared the plan.

If a 'phasing plan' has not been submitted it is assumed that this subdivision will be developed in one phase. Please be advised that any revisions to the phasing plan for this plat must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Tentative Preliminary Plat as a Revised Tentative Preliminary Plat.

**MOTION carried.**

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6. Tentative Preliminary Plat; Lone Oak Estates; Located on the north side of 22 Mile Road, 566 feet west of Card Road; Polaris Enterprises, Petitioner. Permanent Parcel No. 08-22-400-032.

Petitioner Present: Jim Grosser of Polaris Enterprises

**MOTION by KOEHS seconded by THOEL to table at the petitioners request the Tentative Preliminary Plat; Lone Oak Estates; Parcel No. 08-22-400-032.**

**MOTION carried.**

7. Ground Sign; Bethel Church of the Nazarene; Located on the east side of North Avenue, 2,073 feet north of 23 Mile Road; Phillip Signs, Petitioner. Permanent Parcel No. 08-13-300-055.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Public Portion: None.

Petitioner Present: Greg Morgan

**MOTION by KOEHS seconded by AUSILIO to approve the Ground Sign; Bethel Church of the Nazarene contingent upon revised plans indicating a 90' setback from the center line of North Avenue. This motion is based upon the Planning Consultants recommendations as follows:**

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.
3. That the location of the sign be approved by the Water / Sewer Department.

**Upon receipt of the required \$500.00 cash bond, the Planning Commission will forward the matter to the Building Department where the petitioner may apply for all necessary permits.**

**MOTION carried.**

8. Final Preliminary Plat; Macomb Corporate Center Park; Located approximately 1000 feet south of 23 Mile Road and approximately 333 feet east of future Garfield Road; D & K Land Developers, Petitioner. Permanent Parcel No. 08-20-100-004 and 08-20-100-010.

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Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Public Portion: None.

Petitioner Present: Jeff Rizzo of Fenn and Associates

**MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the Final Preliminary Plat; Macomb Corporate Center Park; Parcel No. 08-20-100-004 & 08-20-100-010. This motion is based upon the Planning Consultants recommendations as follows:**

- 1. The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured form the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of the Macomb Township Code of Ordinances, Land Division Regulations:**
  - a. Macomb County Road Commission**
  - b. Office of Public Works Commission of Macomb County**
  - c. Macomb County Health Department**
  - d. Macomb County Planning Commission**
  - e. Michigan Department of Environmental Quality**
  - f. All public utility companies affected**
  - g. That a by-pass lane(s) be developed in the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
- 2. The Township Engineer approves all engineering plans for the computed plat.**
- 3. That the detention area meets the requirements of the Township Engineers and any Special Assessment District (SAD) be approve by the Township Board.**
- 4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.**
- 5. That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinance.**
- 6. Flood Plain Map Amendments and or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ**

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**must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**

- 7. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.**
- 8. That the “landscape easement”, that area labeled on the plat as, “The entire common area is subject to a private easement dedicated to the ownership association for landscaping” has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond had not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board. (Not Applicable)**
- 9. That the final preliminary approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval.**
- 10. All street names be cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors Office for addressing. Addresses will be assigned after final preliminary plat approval by the Township Board.**
- 11. That the temporary street name posts be cleared by the Township Supervisor for purposes of continuity prior to the preparation of the final plat. That the petitioner submits two (2) copies of the plat to the Supervisors office for addressing. Addresses will be assigned after final preliminary plat approval by the Township Board.**
- 12. That the Restrictive Covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The ‘Restrictive Covenants’ must be approved by the Township Attorney before an application will be received for Final Plat.**
- 13. That the Articles of Incorporation for the Homeowners’ Association for the subdivision have been approved by the Township Attorney. The ‘Articles of Incorporation’ must be approved by the Township Attorney before an application will be received for Final Plat.**

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**MOTION carried.**

9. Revised Site Plan; Buddy's Pizza; Located on the northwest corner of Romeo Plank Road and Hall Road (excluding the immediate corner) RPP Associates, Petitioner. Permanent Parcel No. 08-32-476-012.

Jerome R. Schmeiser, Community Planning Consultants, reviewed the findings and recommendations for approval.

Public Portion: None.

Petitioner Present: Thomas Kalas of Kalas Kadian, P.L.C., Marc Brandt of RPP Associates, Jennifer Chehab of Anderson Eckstein & Westrick, and Robert Jacobs owner.

Mr. Kalas addressed his concerns to the Township Attorney regarding provisions to the Township Zoning Ordinance Site Plan Section 10.2402 subparagraph B-8. Colleen O'Connor, Township Attorney, stated she would have to further review the section discussed for any definite answers.

**MOTION by KRZEMINSKI seconded by THOEL to approve the Revised Site Plan; Buddy's Pizza subject to a variance being obtained from the Zoning Board of Appeals pertaining to a 50 foot rear yard setback and greenbelt on the north side of the affected property. Parcel No. 08-32-476-012. This motion is also based upon the Planning Consultants recommendations as follows:**

1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.
2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.

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4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the Macomb County Road Commission, Michigan Department of Transportation, and the Township Engineer.
5. Sidewalks to be provided to the satisfaction of the Township Engineer.
6. Light fixtures or light standard must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
8. An acceptable method of surety, such as a corporate surety bond or cash bond, in the amount to be determined by the Township Engineer be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Macomb Township Water/Sewer Department.
9. That handicap parking be provided per the requirements of the State and ADA (American Disabilities Act).
10. That all signs be designated on the site plan and meet the Township requirements.
11. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding flood plains and/or wetlands to determine any building limitations.
12. MDEQ-That specific conditions and approvals regarding changes to the 100 year flood plain be done with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment of the flood plain map as prepared by FEMA, prior to the issuance of any building permits.

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13. That any required wall along the north property line shall be constructed/installed prior to the issuance of a Certificate of Zoning Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
14. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the Macomb County Drain office.
15. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's Office and submit two (2) plans on 11" x 17" paper.
16. That any future splitting and/or division of any property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
17. That in the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
18. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
19. That all requirements of the Zoning Ordinance be met.
20. That if the matter being considered is a revised site plan or technical change, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
21. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed buildings.
22. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture.

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23. That the applicant receive a variance from the Zoning Board of Appeals relating to the rear yard setback and greenbelt.
24. That the shared drive from Romeo Plank Road be regulated with limited turning movements as follows: That Left turn in and Left turn out movements be PROHIBITED. Such regulation must be approved by the Road Commission of Macomb County.

**MOTION carried.**

10. Ground Signs; Manor Place; Located on the west side of Heydenreich Road, ½ mile south of 22 Mile Road; Manor Place Homeowners Association, Petitioner. Permanent Parcel No. 08-28-279-030.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Public Portion: None.

Petitioner Present: Raymond Worley, Manor Place Homeowners Association Treasurer along with Scott Lavery, a new Manor Place resident and member of the Board.

**MOTION by KOEHS seconded by AUSILIO to approve the Ground Sign; Manor Place Subdivision; Parcel No. 08-28-281-007 Private Park abutting Lot No. 108. This motion is based upon the Planning Consultants recommendations as follows:**

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That a \$500.00 cash bond be posted assuring the construction of sign as approved.
3. That the location of the sign be approved by the Water/ Sewer Department.

Upon receipt of the required \$500.00 cash bond, the Planning Commission will forward the matter to the Building Department where the petitioner may apply for all necessary permits.

**MOTION carried.**

**MOTION by AUSILIO seconded by PENZIEN to approve the Ground Sign; Manor Place Subdivision Parcel No. 08-28-279-029 Private Park abutting Lot No.1. This motion is based upon the Planning Consultants recommendations as follows:**

1. That Section 10.0319 of the Zoning Ordinance be met.

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2. That a \$500.00 cash bond be posted assuring the construction of sign as approved.
3. That the location of the sign be approved by the Water/ Sewer Department.

Upon receipt of the required \$500.00 cash bond, the Planning Commission will forward the matter to the Building Department where the petitioner may apply for all necessary permits.

**MOTION carried.**

11. Motion to receive and file all correspondence in connection with this agenda.

**MOTION by KRZEMINSKI seconded by MEERSCHAERT to receive and file all correspondence in connection with this agenda.**

**MOTION carried.**

**OLD BUSINESS:**

*Addition:*

12. Extension of Time; Tentative Preliminary Plat; Golfview Estates Subdivision.  
Permanent Parcel No. 08-25-301-001. *Plat expires on January 25, 2004.*

**MOTION by KRZEMINSKI seconded by MEERSCHAERT to forward to the Township Board of Trustees and recommend to approve the Extension of Time; Tentative Preliminary Plat; Golfview Estates Subdivision. To expire January 25, 2005. Parcel No. 08-25-301-001.**

**MOTION carried.**

*Addition:*

13. Extension of Time; Tentative Preliminary Plat; Turnberry Pointe Subdivision.  
Permanent Parcel No. 08-29-226-021. *Plat expires on March 14, 2004.*

**MOTION by AUSILIO seconded by MEERSCHAERT to forward to the Township Board of Trustees and recommend to approve the Extension of Time; Tentative Preliminary Plat; Turnberry Pointe Subdivision. To expire March 14, 2005. Parcel No. 08-29-226-021.**

**MOTION carried.**

**PLANNING CONSULTANTS COMMENTS:**

**BOARD COMMENTS:**

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Clerk KOEHS reviewed that the Township Board of Trustees meeting of January 28, 2004 has been rescheduled to Monday January 26, 2004.

**ADJOURNMENT:**

**MOTION by MEERSCHAERT seconded by PENZIEN to adjourn the meeting at 7:55 P.M.**

**MOTION carried.**

Respectfully submitted,

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Edward Gallagher, Chairman

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Michael D. Koehs, Secretary

Minutes prepared by: Michael D. Koehs, Township Clerk  
MDK/gmb